091.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,500 / 600,500
					USE VALUE:	600,500 / 600,500
					ASSESSED:	600,500 / 600,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDINA ALBERTO
Owner 2:	
Owner 3:	
Street 1:	46 LANSDOWNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUSKAL MARY BETH -
Owner 2:	-
Street 1:	46 LANSDOWNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,169 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 906 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6169.000	176,600	400	423,500	600,500
Total Card	0.142	176,600	400	423,500	600,500
Total Parcel	0.142	176,600	400	423,500	600,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 662.80 | /Parcel: 662.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58341
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	176,600	400	6,169.	423,500	600,500	600,500	Year End Roll	12/18/2019
2019	101	FV	153,800	500	6,169.	429,600	583,900	583,900	Year End Roll	1/3/2019
2018	101	FV	153,800	500	6,169.	320,700	475,000	475,000	Year End Roll	12/20/2017
2017	101	FV	153,800	500	6,169.	290,400	444,700	444,700	Year End Roll	1/3/2017
2016	101	FV	153,800	500	6,169.	278,300	432,600	432,600	Year End	1/4/2016
2015	101	FV	153,100	500	6,169.	236,000	389,600	389,600	Year End Roll	12/11/2014
2014	101	FV	153,100	500	6,169.	223,900	377,500	377,500	Year End Roll	12/16/2013
2013	101	FV	153,100	500	6,169.	213,000	366,600	366,600		12/13/2012

!7370!

PRINT

Date	Time
12/10/20	22:00:56

LAST REV

Date	Time
05/07/19	13:40:25

apro

PAT ACCT. 7370

USER DEFINED

Prior Id # 1:	58341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSKAL MARY BET	66806-477		2/16/2016		460,000	No	No		
HEENAN DORIS	94920-403		10/13/1994		149,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2007	69	Redo Kit	8,000			G9	GR FY09	
10/24/2006	920	Manual	9,500					remove win/replace
7/17/1995	404		9,600					10X12 WDK/REPLACE

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	345	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6169		Sq. Ft.	Site		0	70.	0.98	5									423,548						423,500	

Total AC/HA: 0.14162 | Total SF/SM: 6169 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,548 | Spl Credit | Total: 423,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	125.685
Other Features:	69800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	216927
Depreciation:	40348
Depreciated Total:	176578

COMMENTS

SCUTTLE/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

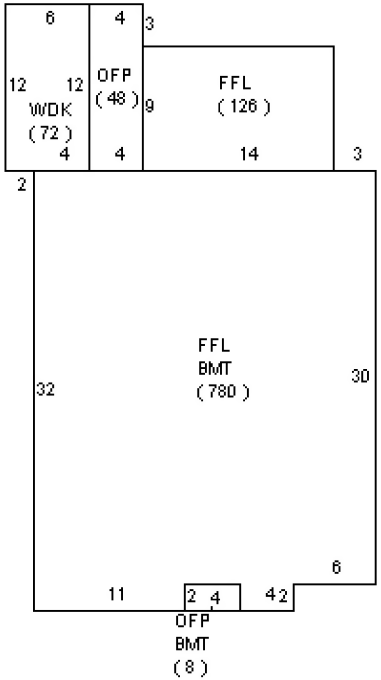
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.69
Special Features:	0	Val/Su Net:	96.93
Final Total:	176600	Val/Su SzAd	194.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	906	125.690	113,871
BMT	Basement	788	37.710	29,712
WDK	Deck	72	15.680	1,129
OFP	Open Porch	56	43.120	2,415

Net Sketched Area:	1,822			Total:	147,127
Size Ad	906	Gross Are	1822	FinArea	906

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	1970	4.59	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400